

Features - First Floor

Foyer:

- Wood door with glass inlay and wrought iron detailing
- Wood stairs with wrought iron balustrade
- Deep storage closet underneath stairs
- Neutral paint color
- Wood floor

Dining Room:

- Crown molding
- Dimmable black wrought iron crystal chandelier from Pottery Barn
- Two custom rectangular windows
- Capacity for a 10-person table
- Chair molding with columns
- Neutral paint color
- Wood floor

Den:

- Crown molding
- Ceiling fan
- Chair molding
- Two large windows with screens and blinds
- Glass door with blinds providing direct access to backyard patio
- Gaslog fireplace with black slate surround and mantle with millwork
- Abundant space for wall art
- Neutral paint color
- Wood floor

Powder Room:

- Recessed lights
- Pedestal sink with stainless steel hardware and bronze towel hanger
- Decorative tilting mirror
- Window with blinds
- White upper level cabinets
- Red paint color
- Wood floor

Living Room:

- Crown molding
- Ceiling fan with light
- Two windows with screens and blinds overlooking the front yard
- Abundant space for wall art
- Neutral paint color
- Wood floor

Kitchen:

- Crown molding
- Recessed lights
- Window with screen and blinds
- White drawers and cabinets, some of which are glass front
- Under cabinet lighting
- Beadboard backsplash
- Granite countertops
- Stainless steel appliance package: Jenn-Air refrigerator, Amana, Microwave, Jenn-Air convection Oven, XXXXXX burner gas cooktop, Jenn-Air dishwasher, double under mount stainless steel sink with silver faucet and sprayer
- Kitchen island with butcher block counter, drawers, cabinets, bead board sides, breakfast bar and pot rack
- Horizontal wine storage racks (approximately 70 bottle capacity)
- Walk-in pantry with shelves and spice rack
- Coat closet with hanging rod and shelf
- Neutral paint color
- Wood floor

Features - Second Floor

Master Suite:

- Crown molding
- Tray ceiling
- Recessed lights
- Crystal chandelier from Restoration Hardware
- Chair railing
- Space is large enough to accommodate a king size bed with side tables and a separate sitting area
- Two windows with screens and blinds overlooking the front yard
- Glass door with blinds leading to large balcony
- Neutral paint color
- Beige carpet

Secondary Bedroom #1:

- Crown molding
- Partially vaulted ceiling
- Ceiling fan
- Window with blinds
- Closet with hanging rods and shelf
- Deep lavender paint color
- Cream colored carpet

Secondary Bedroom #2:

- Crown molding
- Partially vaulted ceiling
- Ceiling fan
- Two windows with blinds and screens
- Closet with hanging rods and shelf
- Green paint color
- Beige carpet

Master Bathroom:

- Crown molding
- Recessed lights
- Two sinks with granite countertops, silver faucets, bronze towel hangers, white cabinets, a framed full-sized mirror, two wall-mounted lighting fixtures and two medicine cabinets
- Abundant storage
- Glass front tiled shower
- Jetted spa tub with silver faucet and tile surround
- Separate water closet with upper level cabinets and chair molding
- Glass block window
- Green paint color
- Tile floor
- Large walk-in closet has carpet, multiple drawers, single and double hanging rods, abundant built-ins, a mirrored shelf and shoe/purse racks, providing various organizational choices

Full Bathroom:

- Jack and Jill bathroom servicing Secondary Bedroom #1 and #2
- Recessed lights
- Chair molding
- Two sinks with granite countertops, brushed silver faucets, bronze, towel hangers, white cabinets, a framed full-sized mirror and two medicine cabinets
- Separate tiled tub shower combination with stainless steel hardware
- Separate water closet with upper level cabinets
- Built-in cabinets with shelves
- Red paint color
- Tile floor

Features - Second Floor

Utility Closet:

- Double door entry
- Recessed lights
- Upper level storage cabinets
- GE top loading washer
- Maytag front load dryer
- Built-in iron/iron board rack

Features - Exterior

Front Exterior:

- Charming elevation with green HardiePlank siding and white trim
- Elevated home with pier and beam foundation and composition roof
- Fully-enclosed front yard with fence and wrought iron lockable gate, St. Augustine grass, flower beds, mature landscaping and cement walkway leading to wood stairs, front door and first floor balcony
- First floor balcony with gas lamp, hanging planters, bead board ceiling, recessed lights, painted wood floor, wood balustrade, beautiful columns
- Master Suite balcony with bead board ceiling, recessed lights, painted wood floor, wood balustrade, beautiful columns

Back Exterior:

- Oversized, partially covered patio with bead board ceiling, recessed lights, painted wood floor, wood balustrade, beautiful columns
- Separate flagstone patio for grill
- Amana HVAC unit to service 1 st floor and Lennox HVAC unit to service 2 nd floor
- Hardscaped side yards
- Fully fenced property
- Large yard with three crepe myrtle trees
- Flagstone pathway leading from patio to garage
- Two car detached garage with automatic remote and direct access from W24th St.



1551 W23rd St.

HOUSTON

Upgrades List

1. Installed automatic sprinkler system with rain gauge and 6 zones (approximately 12 years old)
2. Installed new Amana HVAC unit (with 10-year transferrable warranty) that services the 1st floor in 2017
3. Upgraded ceiling lighting
Dining room: Pottery Barn chandelier
Master bedroom: Restoration Hardware chandelier
4. Installed new carpet in secondary bedroom with green paint two years ago
5. Upgraded landscaping (originally only grass) to include flower beds in front yard, flagstone pavers for BBQ Grill, flagstone pavers from patio to garage, additional hardscaping, planted trees
6. Installed a pots and pans rack in kitchen
7. Installed 2" wide "Plantation-style" blinds (not made of wood to resist warping and color distortion) on all 1st floor and bedroom windows
8. Fully restored front door recently

Total Cost: \$25,000



O: 713.714.6454 | C: 713.444.9041

roula.gerguis@nanproperties.com | nanproperties.com